




Pricing updated in February 2018



Informational client bulletin prepared by TiCon Commercial Inspection - Specializing in commercial property inspections, for the tenants, buyers, brokers and managers of commercial and industrial properties in the San Francisco Bay Area and Central Valley.

FLUID APPLIED REINFORCED ROOFING is a monolithic system used mostly in commercial settings. Primarily a flat or low-slope roofing solution, these systems are water-based elastomeric acrylic membranes reinforced with a non-woven polyester fabric. A base coat is applied and reinforced by the fabric and subsequent layers of coating. "It all cures as one monolithic system and forms its own flashings. Some manufacturers claim their fluid-applied systems waterproof all surface areas associated with the building's roof substrate including the interior and exterior parapet walls and caps, scuppers, drain bowls, through-roof protrusions and decks - and that when properly installed and maintained, fluid-applied systems can remain 100 percent waterproof regardless of weather conditions or age, with virtually no leak points. Roofing systems thus qualified can be covered by up to 20-year warranties on most roofing applications, which can be extended at the conclusion of the warranty period for additional 10-year periods under a prescribed maintenance schedule. There may be significant tax advantages with this system since it may, in some cases, be construed as a repair.

Fluid Applied Reinforced Roofing	Unit type	Roof Size in S.F. and Cost		
		5,000 - 20,000	20,0001 - 50,000	50,001 - UP
Installation of fabric reinforcement (included below)	S.F.	\$0.00	\$0.00	\$0.00
Little or no cost to handle AC units	S.F.	\$0.00	\$0.00	\$0.00
Application of fluid emulsion	S.F.	\$3.75	\$3.50	\$3.50
Total by roof size	S.F.	\$3.75	\$3.50	\$3.50

Trade Contributor : Above All Roofing, Rick Pisano (408) 377-9519

Diligence is the Mother of Good Fortune -Ben Franklin

Sample report and other data available at www.ticon.com

Inspections since 1988